



Oregon

Kate Brown, Governor

OREGON REAL ESTATE BOARD

Regular Meeting Minutes
Oregon Real Estate Agency
530 Center St. NE, Suite 100
Salem, OR 97301

Monday, December 2, 2019

Real Estate Agency

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BOARD MEMBERS PRESENT: Lawnae Hunter, Chair
Alex MacLean, Vice-Chair
Marie Due
Debra Gisriel
Susan Glen
Jose Gonzalez
Dave Hamilton
Kim Hedding

BOARD MEMBERS ABSENT: Pat Ihnat, excused

OREA STAFF PRESENT: Steve Strobe, Commissioner
Selina Barnes, Deputy Commissioner of Regulations
Leandra Hagedorn, Board Liaison

GUESTS PRESENT: Tia Politi, Rental Housing Support
Cary Fairbralter,
Lane Mueller

I. BOARD BUSINESS – Chair Hunter

- A. Call to Order. Chair Hunter called the meeting to order at 10am.
- B. Chair Hunter comments/Roll Call. Chair Hunter asked the board liaison to take roll call, board members/REA staff to introduce themselves, and explained the role/function of the board.
- C. Approval of the Agenda and Order of Business. Chair Hunter explained that the meeting would be abbreviated to allow time for guest speaker, Monica Walker's presentation (Agenda Item No. VII).

**MOTION TO APPROVE OF THE AGENDA AND ORDER OF BUSINESS BY DAVE HAMILTON
SECOND BY DEBA GISRIEL
MOTION CARRIED BY UNANIMOUS VOTE**

- D. Approval of 10.7.19 regular meeting minutes.

**MOTION TO APPROVE THE 10.7.19 REGULAR MEETING MINUTES BY DAVE HAMILTON
SECOND BY JOSE GONZALEZ
MOTION CARRIED BY UNANIMOUS VOTE**

- E. Date of the Next Meeting: 2.3.20, in Eugene, OR, to begin at 10am and venue to be determined.

II. PUBLIC COMMENT – Chair Farley. None.

- This time is set aside for persons wishing to address the Board on matters not on the agenda. Speakers will be limited to five minutes.
- The Board Chair reserves the right to further limit or exclude repetitious or irrelevant presentations. If written material is included, 12 copies of all information to be distributed to board members should be given to the Board Liaison prior to the meeting.
- Action will not be taken at this meeting on citizen comments. The Board, however, after hearing from interested citizens, may place items on a future agenda so proper notice may be given to all interested parties.
- If no one wishes to comment, the next scheduled agenda item will be considered.

III. REQUEST FOR WAIVERS – Chair Hunter. None.

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER - Chair Hunter - CEP Log

- A. Alethea "Tia" Politi to appear in person. Ms. Politi explained her background included property management, rental owner, and president of the Rental Owners Association of Lane County, Board Secretary for the Oregon Rental Housing Association as well as a non-profit called ORHA Education Inc. Chair Hunter asked Ms. Politi if she was familiar with the guidelines for continuing education providers and asked her to give a brief overview of her classes. Ms. Politi responded that her the classes she was currently teaching related to property management, ethics, conflict resolution, record keeping, fair housing laws/rules, and renters rehab. Chair Hunter also asked Ms. Politi if she was aware of the record keeping requirements for continuing education providers and Ms. Politi responded that she was aware. Mr. Hamilton asked Ms. Politi if she worked with several other organizations as an instructor and why she wanted to become a provider. Ms. Politi responded that she had been working with other organizations and becoming a provider would allow her to provide continuing education credit for the associations that were not providers. She also stated that she intended on establishing a business and offer customized trainings for property management and real estate companies. Mr. MacLean asked Ms. Politi if she offered her classes online or in person and she responded that her classes are in person. Ms. Politi offers classes that cover principal broker or property manager record-keeping and property management, which are considered acceptable course topics. Ms. Barnes asked Ms. Politi if she planned on becoming a CEP as an individual or a LLC and Ms. Politi responded her preference would be a LLC. **DISCUSSION:** Mr. MacLean stated that Ms. Politi demonstrated that she is well qualified to become a certified education provider. Ms. Glen stated continuing education for property managers is much needed.

**MOTION TO APPROVE ALETHEA "TIA" POLITI'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY ALEX MACLEAN
SECOND BY DAVE HAMILTON
MOTION CARRIED BY UNANIMOUS VOTE**

- B. Richard Gann to appear by phone. Mr. Gann explained that his business relies heavily on referrals from real estate agents/brokers, accountants, and other professionals. He also stated that his goal is to provide continuing education to the real estate community in particular with regard to commercial real estate and taxation. Ms. Gisriel asked Mr. Gann to provide specific learning objectives included in his classes that would fall under the acceptable course topics and also if he was familiar with the record keeping requirements for continuing education providers. Mr. Gann responded that he had extensive experience with continuing education record keeping. Mr. Hamilton asked Mr. Gann if he was currently working with real estate organizations that provide similar courses to licensees and Mr. Gann said the content he provided was not the same but unique. Ms. Barnes asked Mr. Gann if he planned on becoming a continuing education provider as an individual or as a business and he responded that he would be providing continuing education as an individual. Ms. Glen asked Mr. Gann what format he offered his classes through and he responded his content was totally educational. Mr. Gann offers classes that cover the following topics: Real estate taxation, real estate economics, and real estate law or regulation, which are considered acceptable course topics. **DISCUSSION:** Ms. Gisriel stated the motivation for becoming continuing education provider should be education rather than business development.

**MOTION TO APPROVE RICHARD GANN'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY ALEX MACLEAN
SECOND BY SUSAN GLEN
MOTION CARRIED BY 7 AYES (MARIE DUE, DEBRA GISRIEL, JOSE GONZALEZ, KIM HEDDINGER, LAWNAE HUNTER, AND ALEX
MACLEAN) AND 1 NAY (DAVE HAMILTON)**

V. BOARD ADVICE/ACTION – Commissioner Strode.

- A. Proposed 2020 Board meeting dates and locations:
- February 3 - Eugene
 - April 6 - Florence
 - June 1 - McMinnville
 - August 3 - Salem
 - October 5 - Bend
 - December 7 - Salem

**MOTION TO APPROVE PROPOSED 2020 BOARD MEETING DATES AND LOCATIONS BY DAVE HAMILTON
SECOND BY KIM HEDDINGER
MOTION CARRIED BY UNANIMOUS VOTE**

VI. REPORTS – Chair Hunter

- A. Commissioner Strode
- OREN-J - Mr. Strode asked board members if they were still interested in writing articles for the OREN-J and they agreed.
 - Advertising Rules Workgroup - Survey to all licensees will go out soon to identify what types of issues/concerns/questions workgroup should consider
 - PSI Exam Workgroup - Agency to develop a workgroup of subject matter experts to meet and review exam content as follows:
 - Broker/principal broker portion will be reviewed on January 6, 7, & 8, 2020
 - Property management portion will be reviewed on February 12 & 13, 2020
 - SB855 (Reduce barriers for of occupational licensure for immigrants and refugees) - Agency submitted a report to the Legislative Assembly and can be found on the Agency's website
 - SB688 - (Issuance of temporary licenses to spouses of active military members) - May require rule writing from the Agency and input from board members
- B. Agency Division Reports – Commissioner Strode clarified that verbal division reports would not be given at this meeting and board members should rely on written reports provided in the board packet.
1. Regulations, Selina Barnes.
 2. Administration and Land Development, Anna Higley.
 3. Licensing and Education, Madeline Alvarado.

VII. NEW BUSINESS – DEPUTY COMMISSIONER ANNA HIGLEY – Oregon Government Ethics Law, Monica Walker, Program Analyst/Trainer, Oregon Government Ethics Commission. Monica Walker presented the Oregon Government Ethics Law training to the board members.

VIII. ANNOUNCEMENTS – Chair Farley. Next board meeting: 2.3.20 in Eugene, OR, to begin at 10am and venue to be determined.

IX. ADJOURNMENT

Respectfully submitted,

Respectfully submitted,

STEVE STRODE, COMMISSIONER

LAWNAE HUNTER, BOARD CHAIR